



**Gillingham Town Centre**  
Exhibition and drop-in

13 September 2018

**Tibbalds**  
planning and urban design



# Gillingham Town Centre

## Wider context



### Key:

- Study area
- Major roads
- Railway
- Train stations
- Walking distances
- Out-of-centre leisure / retail attractions
- Protected open space
- Other green areas
- River Medway
- Major land uses / destinations
- Core retail areas
- Retail allocations (2003 Local Plan)
- Educational and leisure facilities

Located within north Kent, Gillingham is one of Medway towns alongside Strood, Rochester, Chatham and Rainham.

Gillingham's town centre is at the heart of the town, close to the railway station and surrounded by residential development, but within a short distance of the bigger town centre at Chatham.

The railway station at the eastern end of the High Street offers access directly into the centre and the town centre is well connected with surrounding streets, particularly on the northern side, though connections to the south are more constrained due to the railway.

The town centre is within walking distance of two significant educational institutions to the north west which comprise a learning campus and the sports and leisure centre, Medway Park. The latter has a large car park close to the western end of the High Street. The town centre may also benefit from being close to significant neighbouring land uses including Medway Maritime Hospital and Gillingham's football stadium.

North of Gillingham, at the riverside, are two out-of-centre retail and leisure hubs (Docks Outlet Centre and the Asda).

To the southwest, Chatham town centre is the main town centre in Medway, offering a higher order of shops and services. Combined with this, Chatham has a good food and beverage offer and an established evening economy based around a range of activities, including a theatre and bingo hall. North of Chatham is the Naval Docks, which is a significant tourist attraction.

The area between Chatham town centre and Gillingham town centre is occupied by the Great Lines Heritage Park, a significant open space and conservation area, which is wrapped up in the maritime history of the area.



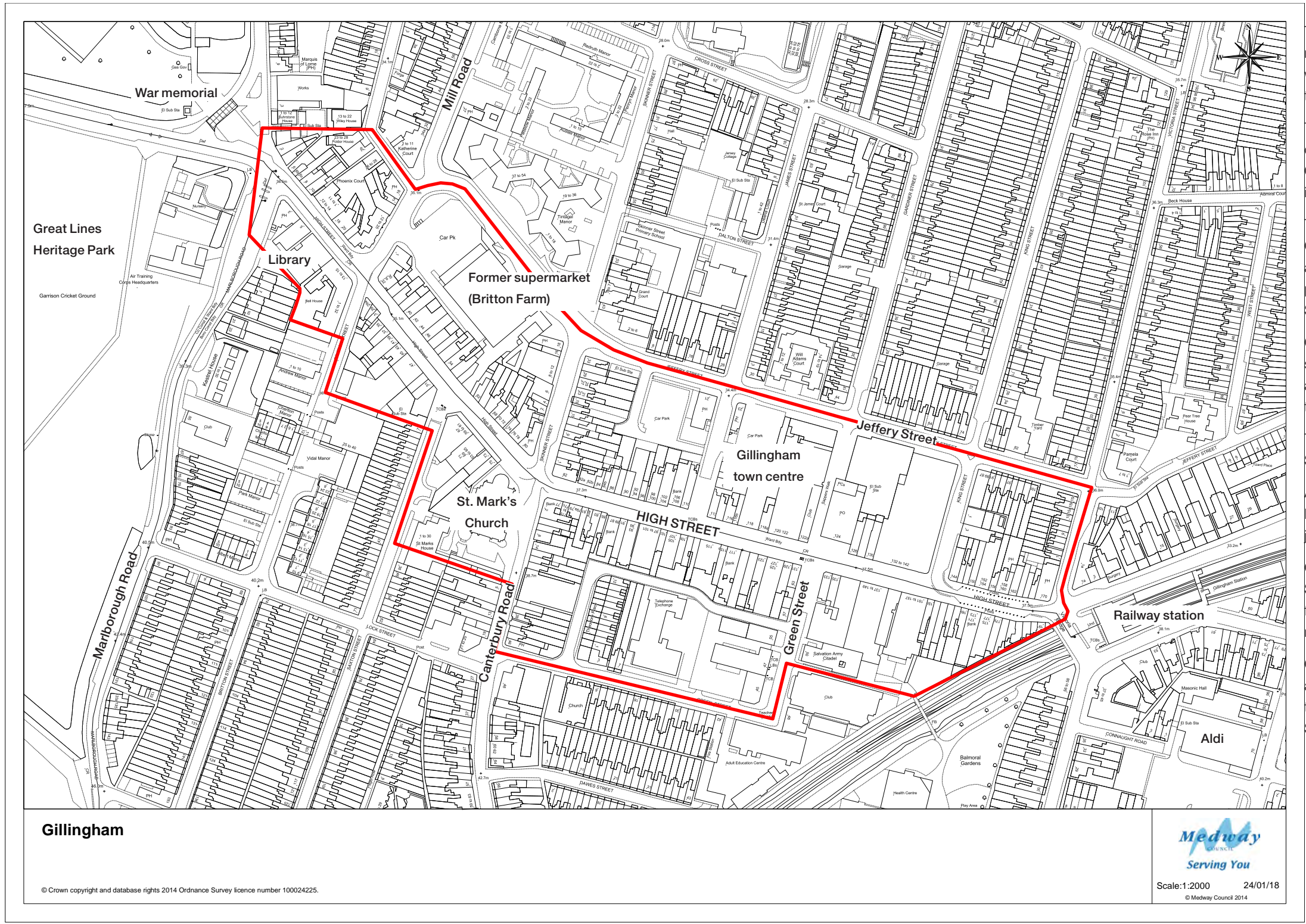
# Gillingham Town Centre

## Site and surroundings

Key:



Study area



The study area comprises the length of the High Street, from the railway station in the east to the war memorial in the west. This is where most of the retail and commercial activity in central Gillingham takes place.

The railway station is an important entrance point into the town centre, and the area around the station saw investment prior to the Olympics. The station provides direct train services to London, including into St. Pancras on the High Speed 1 route.

The main national shops are located between King Street and Canterbury Street, with Wilko, Iceland and Poundland represented, among others. This is a pedestrianised environment, with cars and public transport diverted from High Street up King Street to Jeffery Street.

Canterbury Street separates the High Street into western and eastern stretches. Canterbury Street has a number of bus routes that use it, and there are bus stops close to the High Street, particularly adjacent to St. Mark's Church. The church itself is a key building on the street.

The western side of High Street is also pedestrianised to Britton Street. It has a number of independent stores and cafés along it.

At the western end of the study area is the junction with Mill Road and Marlborough Road. The Medway Park leisure facility is close to this junction.

Green Street and Jeffery Street are also in the study area. Green Street has a cluster of older buildings. Jeffery Street is the site of the former Budgens supermarket, a site that has been vacant for many months.

Close to the study area are Aldi on Duncan Road, Balmoral Gardens and the health centre off Balmoral Road and Randolph Road and the Great Lines Heritage Park which, at the western end of the High Street, offers open space and a walking route to Chatham.